

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W13a

Prepared August 20, 2003 (for September 10, 2003 hearing)

To: Commissioners and Interested Persons

From: Diane Landry, District Manager
Dan Carl, Coastal Planner

Subject: Santa Cruz County LCP Amendment Number 1-03 Part 3 (Mobilehome Regulations).
Executive Director's determination that the amendment is de minimis to be reported to the California Coastal Commission at its September 10, 2003 meeting to take place at the Eureka Inn, 518 Seventh Street, in Eureka.

1. Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program (LCP) zoning code (only) to limit mobile homes to 17 feet in height and one-story, and to require additional parking spaces for 3 (or more) bedroom mobile homes (see exhibit A for the proposed changes). These proposed changes would apply to mobile home parks in the coastal zone (see exhibit B for a map of these locations).

The purpose of this notice is to advise interested parties of the Executive Director's determination that this proposed LCP amendment is de minimis.

2. De Minimis LCP Amendment Determination

Pursuant to Coastal Act Section 30514(d), the Executive Director may determine that a proposed LCP amendment is "de minimis." In order to qualify as a de minimis amendment, the amendment must meet the following three criteria:

1. The Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the policies of Chapter 3;
2. The local government provides public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property; and
3. The amendment does not propose any change in use of land or water or allowable use of property.

If the Executive Director determines that an amendment is de minimis, that determination must be reported to the Commission. If three or more commissioners object to the de minimis determination, the amendment shall be set for public hearing; if three or more commissioners do not object to the de minimis



California Coastal Commission
September Meeting in Eureka

Staff: D.Carl Approved by:

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determination, then the amendment is deemed approved, and it becomes a certified part of the LCP 10 days after the date of the Commission meeting. In this case, on September 20, 2003.

Each of the de minimis criteria is discussed briefly below:

- 1. No impact to coastal resources and consistency with Chapter 3 of the Coastal Act:** Mobile home parks in Santa Cruz county have historically consisted of single story mobile homes and accessory structures, but to date the County's LCP hasn't included a specific limitation to this effect. The County's proposal to so limit their height and number of stories will ensure that new and replacement mobile home structures maintain the existing character of these residential neighborhoods. The complementary proposed parking requirements update mobile home parking requirements for 3 or more bedroom units to match the standards required of other housing stock in the County. This will help to ensure that such uses include adequate parking and that public on-street parking areas, including public access areas, are not unduly impacted by residential parking demands. See proposed changes in exhibit A. These changes will affect a few scattered mobile home parks within the County's coastal zone (see exhibit B).

The proposed changes will reduce potential impacts on coastal resources. Thus, the proposal will not have an impact, either individually or cumulatively, on coastal resources, and it is consistent with the policies of Chapter 3 of the Coastal Act.

- 2. Provision of public notice:** The County provided public notice in advance of both the Planning Commission hearing (held on October 23, 2002) and the Board of Supervisor's hearing (held on February 4, 2003). For the Planning Commission hearing, notices were mailed to interested parties on October 4, 2002 and newspaper advertisement notice was done on October 13, 2002. For the Board hearing, notices were mailed to interested parties on January 13, 2003 and newspaper advertisement notice was done on January 25, 2003. In addition, the proposed text was made available in advance at the Planning Department front counter (in advance of County hearings on October 15, 2002 and January 31, 2003), at office of the Clerk of the Board (on January 31, 2003), and at the Santa Cruz County library (on January 31, 2003); the text was also made available on the County's website in advance of the Board hearing. The amendment submittal was subsequently received by Commission staff on May 2, 2003, thus satisfying the 21 day requirement.
- 3. No change in use of land or allowable use of property:** No change in use is proposed by this amendment.

The Executive Director will report this de minimis determination, and any comments received on it, to the Coastal Commission at its September 10, 2003 meeting at the Eureka Inn, 518 Seventh Street, in Eureka. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Dan Carl at the Central Coast District Office in Santa Cruz. If you wish to comment on the proposed de minimis amendment determination, please do so by September 5, 2003.



3. Procedural Note

This proposed LCP amendment was filed on August 5, 2003. Pursuant to Coastal Act Section 30513, the Commission must act on it within 60 days of the day it was filed; 60 days from August 5, 2003 is October 4, 2003. October 4, 2003 is before the Commission's next scheduled meeting in October. Coastal Act Section 30513 provides that the amendment is deemed approved and certified by the Commission if action is not taken within the applicable time frame. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 60-day time limit for a period not to exceed one year. Therefore, if three or more commissioners object to the de minimis determination, and this item is to be held over for a subsequent public hearing, then the Commission will need to extend the deadline for Commission action by one-year or have the ordinance be approved and certified as submitted. Thus, in the event that three or more commissioners object to this de minimis determination, Staff recommends that the Commission extend the deadline for Commission action by one year (i.e., to October 4, 2004). The following motion is provided only for this contingency (and is not applicable otherwise):

Motion. I move that the Commission extend the 60-day time limit to act on Santa Cruz County Local Coastal Program Major Amendment Number 1-03 Part 3 by a period of one year.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Exhibits:

Exhibit A: Proposed LCP Zoning Code Text

Exhibit B: Mobile Home Parks in the Coastal Zone

